

Doc. # 4682

8B

MEMORANDUM

NOVEMBER 21, 1985

TO: Boston Redevelopment Authority and
Stephen Coyle, Director

FROM: James F. English, Project Coordinator
Kevin Morrison, Assistant General Council
Karen Jennings-Flynn, Assistant Development Counsel

SUBJECT: Charlestown Navy Yard
Final Designation of Redeveloper
Building 266

As you are aware, on April 4, 1985, the Boston Redevelopment Authority granted a Tentative Designation to Mr. Terence Conroy and Mr. Lewis Heafitz, now d/b/a The Captains Quarters Limited Partnership, as redevelopers of Building 266 at the Charlestown Navy Yard. The General Partners, the Limited Partners and the composition of the development team on this project are set forth in the attached Disclosure Statement. The developers' proposal calls for the renovation of this building into office space at a total development cost of 1.6 million dollars.

In compliance with the terms of that Tentative Designation, the developer and the Authority executed a Management Agreement which required option payments to the Authority effective May 1, 1985.

The rehabilitation of this building, as submitted by the Aldrich Company, project architects, under the supervision of the Urban Design staff of the Authority, will produce an office development totalling 22,000 square feet. The developer has expended a considerable amount of money and effort on demolition activities, weather proofing and other site preparation activities authorized by the Authority by a vote of July 25, 1985. Since October 1, 1985 the developer has been paying the Authority a construction rent of \$.45 per square foot per annum. The developer has also made a payment of \$5,694.00 to the Charlestown Community Fund which represents 50% of his obligation for this project.

The developer has submitted a commitment letter from BayBank to provide both construction and permanent financing. Construction will be done by the Carlson Group of Cohituate, Mass.

Under the terms of the lease the developer will pay an annual base rent of \$.90 per square foot to the Authority and make an additional payment of 15% of annual net revenues. The developer will also pay \$.05 per square foot for security and an equal amount for maintenance of common areas in the Navy Yard. When completed, the building will be taxable by the City of Boston and the developer has agreed to make in lieu of tax payments to the Authority until such taxes become effective. Additionally, upon the issuance of a Certificate of Occupancy, the developer will pay the final installment of his contribution to the Charlestown Community Fund.

It is recommended, therefore, that the Captains Quarter Limited Partnership be given Final Designation as redeveloper of Building 266 at the Charlestown Navy Yard and that the Director be authorized to execute a lease, substantially in the form attached hereto, with the developer for Building 266.

An appropriate resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF THE CAPTAINS QUARTERS LIMITED
PARTNERSHIP; APPROVAL OF FINAL WORKING DRAWINGS AND
SPECIFICATIONS AND PROPOSED DISPOSITION OF BUILDING
266 AT THE CHARLESTOWN NAVY YARD IN THE CHARLESTOWN
URBAN RENEWAL AREA PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, The Captains Quarters Limited Partnership has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Building 266 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That The Captains Quarters Limited Partnership be and hereby is finally designated as Redeveloper of Building 266 in the Charlestown Urban Renewal Area and is approved as successor entity to Terence Conroy and Lewis Heafitz for the development of Building 266.

2. That it is hereby determined that The Captains Quarters Limited Partnership possess the qualifications and financial resources necessary to acquire and develop the building in accordance with the Urban Renewal Plan for the Project Area.

3. That disposal of said Parcel by lease is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by The Captains Quarters Limited Partnership for the development of Building 266 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Authority enter into, and the Director be and hereby is authorized to execute on behalf of the Authority, a Lease with respect to Building 266 with The Captains Quarters Limited Partnership and to execute such other documents in connection with the lease as the Director may deem reasonable or necessary.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

GILBERT S. BASS & ASSOCIATES, P.C.
COUNSELLORS AT LAW
240 COMMERCIAL STREET
BOSTON, MASSACHUSETTS 02109
AREA CODE (617) 523-0999

GILBERT S. BASS
GERALD T. DOHERTY
~~MARTIN G. SOLOMON~~

OF COUNSEL:
CHARLES M. DANIELS (FL BAR)
CHARLES B. BUTMAN (FL & MA BAR)
DANIELS, BUTMAN AND POMERANTZ, P.A.
633 S.E. 3RD AVENUE
FT. LAUDERDALE, FL 33301
(305) 763-8888

November 15, 1985

Mr. James English
Boston Redevelopment Authority
Boston City Hall

Dear Mr. English:

In compliance with your request, the General Partners of the Captain's Quarters Limited Partnership have asked me to supply you with the following information.

Disclosure Statement
Required by Section 40J, Chapter 7 of the General Laws
(Chapter 579 of The Acts of 1980)

1. Location. Building 266, Charlestown Navy Yard
2. Lessor. Boston Redevelopment Authority
3. Lessee. Captain's Quarters Limited Partnership

I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have a direct or indirect beneficial interest in the Captain's Quarters Limited Partnership, and the amount of their beneficial interest, are listed below in compliance with the provisions of Section 40J Chapter 7 of the General Laws.

Mr. James English
November 15, 1985
Page Two

GENERAL PARTNERS

2%

Terence W. Conroy	(1%)	c/o Conroy Development Corp. 77 Franklin Street Suite 600 Boston, Massachusetts 02110
-------------------	------	---

Lewis Heafitz	(1%)	c/o Heafitz & Co., Inc. 77 Franklin Street P.O. Box 1742 Boston, Massachusetts 02110
---------------	------	---

LIMITED PARTNERS

98%

Terence W. Conroy	(48.5%)	c/o Conroy Development Corp. 77 Franklin Street Suite 600 Boston, Massachusetts 02110
-------------------	---------	---

Lewis Heafitz	(48.5%)	c/o Heafitz & Co., Inc. 77 Franklin Street P.O. Box 1742 Boston, Massachusetts 02110
---------------	---------	---

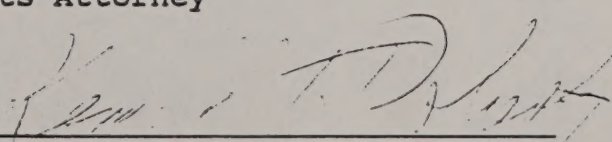
Bay State Investors, Inc.	(1%)	10 Liberty Square Boston, MA 02109
------------------------------	------	---------------------------------------

The undersigned also acknowledges and states that none of the above individuals are officials elected to public office in The Commonwealth of Massachusetts nor is an employee of the Division of Capital Planning and Operations of the Commonwealth.

This statement is made by Captain's Quarters Trust and no beneficiary thereof shall be personally liable hereunder.

Signed under the penalties of perjury this day of
November, 1985.

CAPTAIN'S QUARTERS LIMITED
PARTNERSHIP
By Its Attorney



Gerald T. Doherty, Esquire

GTD/lc

VIA MESSENGER